CITY OF MIAMI BEACH

CITY HALL 1700 CONVENTION CENTER DRIVE MIAMI BEACH, FLORIDA 33139 www.miamibeachfl.gov

Members of the City Commission



COMMISSION MEMORANDUM

To:

Mayor David Dermer and

Date: September 10, 2003

From:

Jorge M. Gonzalez

City Manager

Subject:

REQUEST FOR APPROVAL TO AWARD A CONTRACT TO EXECUTIVE

ELEVATOR SERVICE, INC. IN THE AMOUNT OF \$151,875, PURSUANT TO INVITATION TO BID NO. 30-02/03, FOR THE ELEVATOR RENOVATION AT CITY HALL ANNEX BUILDING, LOCATED AT 777 17TH

STREET.

ADMINISTRATION RECOMMENDATION:

Approve the Award.

BID AMOUNT AND FUNDING:

\$151,875 Funds are available from Acct. 369.2284.069358 (Gulf Breeze bond Fund) and Acct. 011.9313.000342 (777 Building Repairs Account)

ANALYSIS:

Invitation to Bid No. 30-02/03 (the "Bid") was issued on June 4, 2003, with an opening date of July 25, 2003. BidNet issued bid notices to 4 prospective bidders. Additionally, the Procurement Division sent the bid announcement to the list of supplemental bidders provided by the Property Management Division and the elevator companies listed in the Blue Book, thus inviting another 13 prospective bidders. The notices resulted in the receipt of three (3) bids.

The work specified in the Bid consists of furnishing all labor, machinery, tools, means of transportation, supplies, equipment, materials, and services necessary for the renovation of two (2) electric passenger elevators at the City Hall Annex Building, located at 777 17th Street. See attachment for an explanation of why the elevator renovation project for the 777 Building is required.

Additionally, the Bid was issued with two add alternates, to be selected at the sole discretion of the City. Add Alternate 1 was for the supply and installation of a new elevator machine. Add Alternate 2 was for the supply and installation of a complete new opening on the fifth floor allowing the West Elevator access to that level. The Property Management Division of Public Works recommended Add Alternate 2 based on the funding available.

The lowest and best bid was received from Executive Elevator Service, Inc. This contractor has been in business for 25 years as a specialty mechanical contractor (Elevator). The Procurement Division obtained favorable references from the following agencies:

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- 633 Partners LTD;
- Club Atlantis Condominium;
- · Legal Services of Greater Miami; and
- Winston Tower 300 Condominium

Contractor will procure Performance and Payment Bonds, each in the amount of 100% of the contract price. Contractor will be substantially completed within one hundred-twenty (120) calendar days from the issuance date of the Notice to Proceed, with final completion thirty (30) days later.

RECOMMENDATION

Based on the analysis of the bids received, it is recommended that the City award the Base Bid and Alternate 2 to the lowest and best bidder, **EXECUTIVE ELEVATOR SERVICE, INC.**

BID TABULATION:

VENDOR	Base Bid	Add Alt. 1	Add Alt. 2	Base Bid + Add Alt. 2
Executive Elevator Service, Inc.	\$148,775	\$16,000	\$3,100	\$151,875
Atlantic Elevator Sales and Service, Inc.	\$151,320	\$30,396	\$3,400	\$154,720
ThyssenKrupp Elevator Corporation	\$170,300	\$18,950	\$4,350	\$174,650

Bid No. 30-02/03 September 10, 2003 Attachment

The following is an explanation of why the elevator renovation project for the 777 Building is required:

- 1. The elevators are more than 40 years old and, as best that can be told, have never been upgraded. Many of the elevators operating components are worn out from over 40 years of service.
- 2. Many of the parts that are required for routine maintenance and repair are no longer available due to the antiquity of the equipment or no longer carried as a stock item by the parts vendors. When replacements are required, the elevator must remain out of service until replacement parts can be obtained. The extended out of service time required to obtain the not readily available parts causes a negative impact on the building tenants business operations.
- 3. The elevators are not A.D.A. compliant. As part of the renovation project, both elevators will be brought into full compliance with current A.D.A. codes.
- 4. The elevator control system will be replaced with a state of the art electronic controller that will require little or no future maintenance, the elevators will run smoother, and potential legal and insurance liabilities will be decreased.
- 5. The monthly service contract fee will be omitted for the one year period the elevator is under warranty. Bids were submitted by the elevator companies with this cost included in the project cost.
- 6. As part of the renovation project, the west elevator will be modified so that it will service the 5th floor of the building. Currently the 5th floor is only serviced by the east elevator. When the east elevator is out of service, there is no A.D.A. accessible ingress or egress from that floor. The 5th floor tenant of the building has claimed the out of service elevator has negatively impacted his business and has sought rent relief from the City for the lack of elevator service to his floor.
- 7. The operation of the current elevators has become unstable and they are frequently not operating within the design parameters of the elevator. Some of the results of this are non-leveling of the elevators at various floors, excessive vibration during operations, excessive door opening times due to old tracks and door operating equipment.
- 8. If the elevator renovation project is not funded, the elevator inspection section of the City's Building Department will require certain upgrades to occur whether the elevators are upgraded or not. The expense for these upgrades will still have to be spent if the elevators are to remain in service.
- 9. Most of the elevators owned by the city are approaching the ends of their normal service lives and modifications and upgrades are required as part of elevator and building department requirements. These upgrades require large capitalization of funds and therefore should be spread out over a ten year period so that the costs of elevator renovations annually are not cost prohibitive to the City's budget.
- 10. There are several medical clinics, including a kidney dialysis clinic, located on the upper floors of the 777 Building where patients are brought in by stretcher. There have been numerous occasions recently where the Fire Department has had to have been dispatched to carry these patients down the stairs of the building due to both elevators being out of service for repairs. This places an undue liability upon the City should a life safety issue occur while a patient is waiting for Fire-Rescue to get to the dialysis clinic.
- 11. Due to the unreliability of the two elevators and the reasons noted above, it is imperative the elevator renovations be funded.